



CITY OF INGLEWOOD

OFFICE OF THE CITY MANAGER



DATE: August 17, 2016

TO: Chairman and Oversight Board Members

FROM: City of Inglewood as Successor Agency of the former Inglewood Redevelopment Agency

SUBJECT: Amend and Restate Agreement No. 15-288 between the City of Inglewood as Successor Agency of the Former Inglewood Redevelopment Agency and Machineous Consultants dated September 29, 2015 to Construct Public Safety Improvements Adding Lighting, Signage, Landscaping, Rollup Door Motors and a Potential Bus Structure.

RECOMMENDATION:

It is recommended that the Chairman and Board Members of the Oversight Board to the City of Inglewood as Successor Agency to the Former Inglewood Redevelopment Agency (Oversight Board) amend and restate Agreement No 15-288 dated September 29, 2016, with Machineous Consultants, and authorize execution of an Amended and Restated Agreement (the Amended Agreement”) by the Chairman of the Oversight Board providing for the preparation of a sign plan, landscape plan, and exterior lighting plan, and the installation of rollup door motors and an aesthetically compatible bus shelter, if necessary and feasible. (Bond funds 190.100.P343.44830)

BACKGROUND:

On September 29, 2015, the Chairman and Board Members of the Successor Agency (Successor Agency) adopted a resolution approving certain contracts providing for the expenditure of funds for the installation and construction of certain Public Safety Capital Improvements to Parking Structure No. 2 located at 115 N. Locust Street ("the Structure"). The approved funding was used to fund the Public Safety Capital Improvements necessary to reduce crime and address a variety of public health concerns at the Structure. The contracts approved in September consist of the following:

- An agreement with Machineous Consultants to install public safety improvements securing the openings of the building.
- An agreement with Santa Monica Electric Company to upgrade lighting and install electrical components needed for public safety improvements.
- An agreement with J&S Systems to install video cameras, panic buttons, and other public safety improvements.
- An agreement with Pacific Parking Systems, Inc., to install ticket machines.
- An agreement with Fujitec America, Inc., to reconstruct two(2) elevators.

These contracts were submitted to the Oversight Board on September 30, 2015, and following approval were submitted to the Department of Finance (DOF) pursuant to the Redevelopment Dissolution law. DOF issued an approval letter on November 2, 2015, authorizing the total expenditure of \$1,069,674 to implement the public safety upgrades proposed for the Structure.

On April 19, 2016, the Successor Agency approved an agreement with AMTECH replacing Fujitec as the elevator contractor to perform the requisite reconstruction and electrical work on the elevators. This replacement contract was also approved by the Oversight Board and DOF.

On July 19, 2016, an agreement with E-Engineers was approved to prepare electrical designs and Title 24 requirements.

Before finalizing the scopes of work for all the contractors, the selected service providers, along with staff from the City's planning, building, and public works departments discussed these scopes of work and identified various service area gaps that needed coverage. As a result, the scopes of work were modified to reflect interrelated items consisting primarily of electrical distribution issues required to support the other improvement components and updates to the fire requirements. Planning and building issues were also discussed as part of the scopes of work.

Machineous was authorized to move forward and prepare concept plans for senior City staff review. Various options were presented for consideration before preparation of the formal submittal application for planning entitlements. The existence of a limited amount of open area placed constraints on the type of materials that could be used to meet ventilation requirements. Several metal screen design options were developed and presented to senior City staff for selection.

DISCUSSION:

Upon securing preliminary approval of the concept plans, City staff was informed that the planning entitlement submittal package required a sign plan and landscape plan. Initially, public works was responsible for handling these two components. However, due to the fact that a new public building is being constructed one block away on the same street, City staff found it essential to ensure that the quality of the buildings aesthetic meet the same standard of excellence as the new senior center. Consequently, Machineous was asked to submit a supplemental proposal to fill the design gaps. The supplemental proposal included the following items:

1. Preparation of landscape plan and implementation (\$5,660);
2. Preparation of sign plan, fabrication of signs, and installation (\$30,775);
3. Preparation of exterior lighting plan for mesh screen and building, purchase of fixtures, and installation. (\$97,825 composed of \$12,184 for design and \$80,760 for quality fixtures);
4. Purchase and install motors for Roll-up doors (This item was initially omitted from previously scope (\$9,500); and
5. Potential design and fabrication of a bus stop to match the parking structure exterior (\$25,000).

The total additional cost to the Machineous contract amount based upon this additional work is \$168,760; thereby, raising the contract amount from \$350,443 to \$519,203. On August 16, 2016 the Successor Agency approved the Amended and Restated Agreement and referred it to the Oversight Board for approval consideration.

At this time, the DOF has approved the expenditure of \$1,269,673 for work on the Structure. However, only \$978,854.59 has been encumbered by contracts. The proposed additional scopes of work allow for significant upgrades to the aesthetic and safety elements of the Structure. It will also tie into the color scheme of the new senior center being developed.

FINANCIAL/FUNDING ISSUES AND SOURCES:

Tax-exempt bond funds will be used to cover all project costs under the tax-exempt bond guidelines. The total cost of services will not exceed \$519,203.40 and will be funded from account code bond funding as authorized by DOF (190.100.P343.44830.00 Tax Exempt Bond Funds).

DESCRIPTION OF ANY ATTACHMENTS:

Attachment No. 1 Amended and Restated Agreement with Machineous Consultants

APPROVAL VERIFICATION SHEET

Prepared and Presented By: Margarita Cruz, Oversight Board Member

Reviewed and Approved By:

SPECIAL COUNSEL FOR SUCCESSOR AGENCY: _____

Royce K. Jones, Kane Ballmer & Berkman

ASSISTANT CITY MANAGER APPROVAL: _____

Michael D. Falkow, Assistant Executive
Director of the Successor Agency

CITY MANAGER APPROVAL: _____

Artie Fields, Executive Director of Successor Agency